

Swanscombe

D1 & D4

Northfleet and Kent

Kraft Industrial Estate

Lower Road

Kent

DA10 0PP

- **Freehold Industrial Investment**
- Established industrial location
- Two warehouse units totalling 4,287 sq m (46,144 sq ft) (1)
- Rent Review 2019
- Total Current Rents Reserved

£39,500 pa

To be offered Without Reserve



Tenure
Freehold.

Location

Swanscombe is a town in the borough of Dartford on the North Kent coast, just south of the River Thames. The town is accessed from the A226 Main Road, which leads to the M25 Motorway and the Dartford Crossing some two miles to the west and Northfleet some one mile to the east.

The property is situated on an established industrial estate accessed via the A226 Main Road to the east of Junction 1A/B of the M25 Motorway and south of the River Thames. Ebbsfleet International 'Eurostar' is close by to the east of the property.

A new major theme park, "London Paramount", is being planned at this location and discussions have taken place regarding the acquisition of this property in connection herewith. Please refer to the legal pack for relevant information known to date including relevant correspondence et cetera.

Description

The property comprises 2 self-contained industrial/warehouse units. Allsop have not inspected Unit D4.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

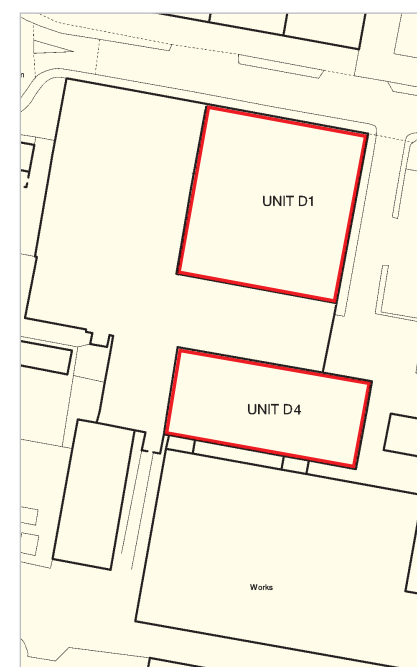
Please note: The property has asbestos and a full report is disclosed in the legal pack.

Buyer's Premium

Please refer to the special conditions of sale.

Energy Performance Certificate

For EPC Rating please see website.



Unit	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
D1	FMCS Ltd	Ground Floor (only) 2,495.00 sq m (26,856 sq ft)	21 years from 18.09.09 Rent review every fifth year FRI	£31,000 p.a.	Rent Review 2019
D4	Wayne Choat (Not in Occupation)	Ground Floor and First Floor (1) 1,792.00 sq m (19,288 sq ft)	21.08.2012 to 31.05.2018 FRI	£8,500 p.a.	Reversion 2018
		Total 4,287 sq m (46,144 sq ft)	Total £39,500 p.a.		

(1) Not inspected by Allsop.

(2) No rent has been paid by either tenant since purchase due to an ongoing dispute. Full details of the dispute are set out in the legal pack and please refer to the Special Conditions of Sale with regard to such dispute.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor M Alexander Esq, The Law House. Tel: 020 8899 6620 e-mail: malexander@thelawhouse.com

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